

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 AX3C

27 Brookvale Downs  
Rathfarnham  
Dublin 14

DATE; 5<sup>th</sup> December 2021

**Re: Reg Ref: SD21A/0300: 19 Hillsbrook Drive, Perrystown, Dublin 12, D12 Y864**

Observations on Planning Permission Reg Ref; SD21A/0300

Dear Sir/Madam,

I refer to the above planning application and wish to make the following observations regarding the proposed development;

1. The development is not in keeping with the character of Hillsbrook Drive which is a 2-storey sub urban housing estate with dwellings built well back from the road. Should permission be granted this would set a precedent for other residential roads in Perrystown.
2. Hillsbrook Drive and Muckross Avenue are narrow roadways and already accommodate a high volume of traffic due to their proximity to the local shops. If the corner is infilled, the clear line of sight that currently exists will be compromised. This presents a safety hazard for pedestrians walking to the shops and as a daily visitor to Hillsbrook Drive to visit an elderly parent, it is a safety issue for all motorists turning a tight corner in both directions.
3. There is already a considerable amount of on-street parking on Hillsbrook Drive and Muckross Avenue. The plans contain only 1 parking space which is insufficient for the density of the proposed development (two 1 bed units and one 2 bed unit). This density will result in at least an additional 4 cars which would create a hazard at a busy T-junction and will only exasperate existing traffic issues on the street. As a daily visitor to 15 Hillsbrook Drive to visit and collect an elderly parent, I need to park on front of my family home to minimise the distance from the house to the pick-up point of my car. Given the lack of car-parking spaces relative to the proposed density of the development, this can only result in an unacceptable increase in on-street parking on Hillsbrook Drive.

4. Because of the density of the proposed development, the building line of Hillsbrook Drive is broken. This detracts from the current streetscape, adds no additional benefit and blocks that line of sight that currently exists. It also sets a precedent for the breaking of established building lines in future residential development in Perrystown.
5. The development mentions the possibility of changing the use of Unit A from that of residential to another use, presumably commercial. Again this would generate additional traffic on a tight street corner and present a safety hazard to pedestrians and motorists. Currently the shortage of parking on Muckross Avenue means that cars from existing residential and commercial units on Muckross Avenue park all day on the public area (triangle space) on front of proposed Unit A. Further residential or commercial development of this Unit will only heighten this problem.
6. The bench referenced as "built into the elevation of the new proposed development" will promote a negative social interaction on the street corner. If anti-social problems emerge from this feature, it is most unfair to elderly people, families, children and residents of Hillsbrook Drive who have no other choice but to pass this bench on their way to the local shop, bus stop and daily mass.
7. The proposed balcony on Unit A is not in character with neighbouring houses, overlooks numbers 23, 25, 27 and is more typical of a balcony that one would find in a large apartment complex. If granted, this sets a precedent for future development proposals. It is also worth noting that this is the only amenity space available for Unit B.
8. The application suggests that national and local policy for infill sites in urban areas is being satisfied. However the streets of Hillsbrook Drive/Muckross Avenue are not an "urban" area but are sub urban in nature. Therefore the proposed density of the development is inappropriate for a sub urban street.
9. The proposed development comprises the privacy of No 48A Muckross Avenue as the first floor of the 2-bed apartment will look obliquely into the bedrooms on the first floor of No 48A. In addition fire separation issues need to be considered here.
10. There are insufficient communal refuse storage facilities to satisfy the three bin system for mixed dry recyclables, organic waste, and residual waste. The plan shows space for only 3 bins however if each unit has their own bin as described above, this will require space for 9 bins. There is a potential for excess bins to be an impediment to passing pedestrians if proper storage is not provided. As Hillsbrook Drive is an old, established area with a high proportion of less mobile elderly people, this is an important consideration given that there is no management company of the units to oversee this issue. Excess bins may also block the pathway for families with buggys, potentially forcing them onto the roadway if there is also a car parked on-street beside the bins.

11. The amenity area of 19 Hillsbrook Drive has already been reduced severely by the building of a single story extension and the halving of its rear garden. Development of the infill site would remove any remaining green space and would render it substandard from a residential bedsit/amenity perspective.
  
12. Low water pressure and drainage issues are already a feature on Hillsbrook Drive. Any further load on old water and drainage pipes (dating back to the building of the houses +60 years ago), will compromise the water pressure for existing residents of Hillsbrook Drive. It appears from the plans that the drainage pipes for the houses of Hillsbrook Drive adjacent to the proposed development (ie numbers 17, 15, 13 and beyond) terminate in 19 Hillsbrook Drive. The plans do not demonstrate that an adequate sewage investigation to accommodate the proposed increase in housing density has been undertaken and any impact on adjoining houses assessed.

Overall the proposed development will have an adverse impact on Hillsbrook Drive/Muckross Avenue arising from the many traffic and on-street parking issues which present a safety hazard to local residents. It also represents overdevelopment of a very small and restricted site and would set an unfavourable precedent for other residential roads in Perrystown and the surrounding area.

I would greatly appreciate if you could take the above concerns into consideration when making a decision on the planning application



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Maria Finnegan

27 BrookVale Downs

Rathfarnham, Dublin 14

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Maria Finnegan**  
**27, Brookvale Downs**  
**Dublin 14**

**Date: 08-Dec-2021**

Dear Sir/Madam,

**Register Ref:** SD21A/0300  
**Development:** Demolition of the existing single storey 33sq.m apartment at 19A Hillsbrook Drive; construction of a new semi-detached, residential 2 storey apartment development comprising 3 units; existing house at 19 Hillsbrook drive is to be retained with its own vehicle access and off-street parking; 2 studio apartments measuring 41sq.m and 43sq.m and a 2-bed apartment measuring 85sq.m with a first-floor terrace are to be provided including cycle parking, refuse storage, landscaped private and communal amenity areas; all necessary and associated siteworks.  
**Location:** 19, Hillsbrook Drive. Perrystown. Dublin 12  
**Applicant:** Ashbrook Excellence Ltd.  
**Application Type:** Permission  
**Date Rec'd:** 04-Nov-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdblincoco.ie](http://www.sdblincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdblincoco.ie](http://www.sdblincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney  
for **Senior Planner**